#10775

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160047279 DEEDWARR
Recvd: 06/06/16 09:46 2 pgs
Fees:13.00 Taxes:558.70
20160606-0056564

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of May, 2016, by and between Henry Mayi, party of the first part, and Kler Htoo, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 16 on the plan of addition to Greenwood Hills, Section 2, of record in Book 5200, Page 62, Register's Office for Davidson County, Tennessee.

Said Lot NO. 16 fronts 72.00 feet on the westerly margin of Brevard Court and extends back 146.60 feet in the northerly line and 144.60 feet on the southerly line to a dead line in the rear measuring 69.20 feet thereon.

Being all or part of the same property conveyed to Henrij Salih Tahir by virtue of that certain Quit Claim Deed dated March 3, 2004, at Instrument No. 20040308-0026178 in the Register's Office of Davidson County, Tennessee. Henrij Salih Tahir is now known as Henry Mayi by DOT Petition for Name Change granted May 28, 2004 in the United Stated District Court for Middle Tennessee. Seller warrants that this property has not been used as his primary residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 5200, Page 62, Book 5303, Page 873, and Book 6380, Page 413 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Henry Mayi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henry Mayi** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of May, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

New owner.

Property Owner & Address: Kler Htoo and Moo Mue Htoo
205 Brevard Ct.
Nashville, TN 37211

Tax Parcel No 13312032000

Property Address: 205 Brevard Ct
Nashville, TN 37211

MAIL TAX BILLS TO: U.S. Bank Home Mtg.
7601 Penn Ave S. Ste. A1
Richfield MN 55423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $151,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of May, 2016.

Notary Public

My Commission Expires:_____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018